

**REGULAR MEETING  
OF  
THE BOARD OF COMMISSIONERS**

**Senior Housing West - Albany Apartments  
3030 West 21<sup>st</sup> Place**

**Tuesday, March 16, 2004  
8:30 a.m.**

**AGENDA**

- I. Report from Chief Executive Officer – *Terry Peterson***
- II. Public Participation**
- III. Closed Executive Session**
- IV. Committee Reports and Presentation of Resolutions**
- V. Adjournment**

**Resolutions**  
A-Approved

\*\*\*\*\*

**Approval of Board Minutes for the following Meetings:**

Regular Meeting of December 16, 2003  
Regular Meeting of January 20, 2004  
Regular Meeting of February 17, 2004  
Special Tele-Conference Meeting of February 27, 2004

\*\*\*\*\*

**Executive Sessions**

**Discussions**

1. Pending/Imminent/Probable Litigation. *(Gail Niemann)*
2. Disposition of land located at 6401 South Yale. *(Eva Garrett)*

**Resolutions**

1. A. #21 Approval of Personnel Actions Report for the month of February 2004.  
*(Tish Mercer)*
2. A. #22 Approval of a One Time Pay for Performance Payment to the CEO.  
*(Todd Gomez)*
3. A. #23 Approval of contract amendment for legal services with Jenner & Block.  
*(Gail Niemann)*

**A Finance & Audit Committee  
*Committee Report***

1. A. #24 Recommendation to approve Revised Investment Policy. *(Mike Gurgone)*
2. A. #25 Recommendation to approve Information Security Policy. *(Bryan Land)*
3. A. #26 Recommendation to award contract for multiphase Real Estate Advisory Services. Recommended Awardee: Staubach Midwest, LLC. *(Larry Meades)*
4. ***THIS NUMBER NOT USED.***

5.     **A.     #27**     Recommendation to amend Resolution No. 2003-CHA-11 to decrease the term of loan made to the Chicago Metropolitan Housing Development Corporation (CMHDC) in connection with the purchase of units in the Domain Lofts Development and recommendation to decrease the amount of funds that CHA will pay to CMHDC in exchange for the transfer of units to CHA at the end of loan term. *(Carl Byrd)*
6.     **A.     #30**     Recommendation to submit a disposition application to HUD for the disposition of a portion of land located at 6401 South Yale and to sell such land to the Illinois Department of Transportation. *(Eva Garrett)*
7.     **A.     #28**     Recommendation to award contracts, through Mesirow Insurance Services, Inc., (CHA's Administrator/Broker of Record), for the Private Manager Insurance Program's Liability, Workers Compensation and Commercial Crime coverage. Recommended Awardees: American International Group for General, Auto and Excess Liability, ACE/USA for Workers Compensation and Great American Insurance Corporation for Commercial Crime Coverage, in the total amount not-to-exceed \$2,224,961. *(Gary Cheatham)*
8.     **A.     #29**     Recommendation to extend contract, not-to-exceed \$3,500,000, with Humana Inc. to provide CHA's Employee Health Benefit Plan. *(Tish Mercer)*

**B     Operations & Facilities Committee**  
***Committee Report***

1.     **A.     #31**     Recommendation to award contracts for Authority-wide façade inspections. Recommended Awardees: Wiss, Janney, Elstner Associates, Inc., (\$336,000.00), Hasbrouck Peterson Zimoch Sirirattumrong, (\$224,100.00) and BauerLatoza Studio (\$307,850.00). *(Augie Chidichimo)*
2.     **A.     #32**     Recommendation to award contracts for Prime Design Consultant services. Recommended Awardees: Guajardo Associates (Cabrini - \$2,578,400), Holabird & Root (Altgeld - \$7,353,310), Holabird & Root (Flannery - \$957,000), Hasbrouck Peterson Zimoch Sirirattumrong (Dearborn -\$2,720,000), Roula Associates (Lawndale - \$669,870), Smith & Smith (Washington Park A - \$315,000) and Smith & Smith (Washington Park B -\$315,000). *(Augie Chidichimo)*

3.     **A.     #33**     Recommendation to award contracts for Authority-wide demolition services. Recommended Awardees: American Demolition (\$10,911,488), Delta Demolition (\$6,201,944), Hennegan Demolition (\$14,904,960), N.F. Demolition (\$7,363,205) and Omega Demolition (\$7,081,536). *(Augie Chidichimo)*
4.     **A.     #34**     Recommendation to award contract for window replacement at Ogden Courts. Recommended Awardee: F&V Construction Company, Inc. in the amount of \$2,212,026. *(Augie Chidichimo)*
5.     **A.     #35**     Recommendation to award contract to rehabilitate Family Housing at Trumbull Park Homes. Recommended Awardee: George Sollitt in the amount of \$47,173,000.         *(Augie Chidichimo)*
6.     **A.     #36**     Recommendation to enter into an agreement with MWH Americas, Inc. to amend and restate Contract No. 9377, in the amount of \$1,639,507, for ongoing professional architectural services. *(Augie Chidichimo)*
7.     **A.     #37**     Recommendation to approve the selected Joint Venture Development Team of Lawndale Christian Development Corporation and Safeway Construction Company for the rehabilitation of the North Lawndale Scattered Site building located at 3718-28 West Douglas Blvd. and recommendation to approve submittal of Disposition Application to HUD for the disposition of said building and execute and issue Letter of Intent for the redevelopment of said site. *(Carl Byrd)*

**C     Tenant Services Committee**  
***Committee Report***

**1.     THIS NUMBER NOT USED**

2.     **A.     #38**     Recommendation to award contract for Housing and Supportive Services. Recommended Awardee: Northeastern Illinois University, not-to-exceed \$1,000,000.00. *(Rayne Martin)*

***Last Resolution # used - 38***